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From: **Veronica Herrera** <veronicabherrera@gmail.com>

Date: Tue, 17 May 2022 at 9:26 AM

Subject:

To: Lozoya, Sergio <slozoya@cabq.gov>

Hello Sergio,

Thank you for discussing this proposed zone change with me a few weeks back. As discussed, I am opposed to this higher intensity zone change because the area has inadequate infrastructure to support the uses allowed under the proposed zone change, this area deserves more pedestrian friendly development with access to higher density employment and the proposed zone change would negatively change the developing character of the area.

I have lived in the neighboring Rolling Hills subdivision for 17 years and I have seen very little development or City investments near the subject site of the proposed zone change. Sage Road is designated a major collector, but it is not built as such and lacks adequate driving lanes, bike lanes, curb/gutter and sidewalks and the road is in poor condition. The uses allowed under this zone change will increase vehicular traffic and will cause additional congestion to Sage Rd. There are currently conflicts at the intersection of Unser and Sage with queuing distances quite short to accommodate additional driveways and traffic. Unser is access controlled and consideration needs to be given as to the increased traffic on Sage Rd and the burden this places on the residents of the Rolling Hills subdivision.

The proposed use as a storage facility, under this zone change does little to increase the number of employment opportunities and does little to promote pedestrian activity. There are at least 5 storage facilities all within 1 to 3 miles of the subject site, and this type of facility is not needed in this area and could be built in an area already appropriately zoned for such use. Approval of this zone change, creating a spot zone, is not warranted and the negative impacts far outweigh any benefit to the immediate community.

Please also take into consideration that the vacant land fronting the north side of Sage at Stinson Rd and Rael Rd are zoned in the County as residential and I believe agricultural, however the property owners are using these tracts of land as landfills and construction yards, frequently taking in dirt and construction material while bringing in large commercial truck traffic. This adds increased traffic to Sage and further blights the area. Several complaints have been made to the County and no action/enforcement has been made and I don't see that they are the least concerned with addressing this problem. So while these properties are zoned in character with the area, the 'permissible' use allowed, by lack of enforcement by the County is not. Please take into account that this area is already dealing with the negative consequences of living next to these properties and allowing a higher intensity zone change at the subject site will further compound the adverse conditions already present the area.

Thank you,
Veronica Herrera